

1 BILL NO. R-87-06-03

2 DECLARATORY RESOLUTION NO. R-35-87

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 3625 Independence
7 Drive, Fort Wayne, Indiana 46808.
8 (Striker Corporation, Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated
10 June 4, 1987, to have the following described property
11 designated and declared an "Economic Revitalization Area" under
12 Division 6, Article II, Chapter 2 of the Municipal Code of the
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
14 12.1, to-wit:

15 Part of the Northwest Quarter
16 of the Southwest Quarter of Section
17 28, Township 31 North, Range
18 12 East, in Allen County, Indiana,
19 more particularly described as
20 follows:

21 Beginning at the Southwest corner
22 of the Northwest Quarter of the
23 Southwest Quarter of Section
24 28, Township 31 North, Range
25 12 East, Allen County, Indiana;
26 thence North along the West line
27 of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec.
28 28-31-12, a distance of 495.0
29 feet; thence East with a deflection
30 angle to the right of 89 degr.
31 23 min. 40 sec. and parallel
32 to the South line of the NW $\frac{1}{4}$
of the SW $\frac{1}{4}$ of Sec. 28-31-12,
a distance of 1034.0 feet to
the center of a legal drain;
thence South with a deflection
angle to the right of 82 degr.
01 min. 50 sec. along said centerline,
a distance of 105.42 feet; thence
Southwesterly with a deflection
angle to the right of 36 degr.
56 min. 50 sec. along said centerline,
a distance of 131.75 feet; thence
Southwesterly with a deflection
angle to the left of 03 degr.
59 min. along said centerline,
a distance of 121.45 feet; thence
Southwesterly with a deflection
angle to the right of 15 degr.
38 min. 30 sec. along said centerline,
a distance of 86.6 feet; thence
South with a deflection angle

1 to the left of 39 degr. 46 min.
2 10 sec. along said centerline,
3 a distance of 99.50 feet to a
4 point on the South line of the
5 NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 28-31-12;
6 thence West with a deflection
7 angle to the right of 89 degr.
8 08 min. along the South line
9 of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec.
10 28-31-12, a distance of 880.5
11 feet to the point of beginning,
12 containing 11.0 acres, subject
13 to road rights-of-way and easements.

14 said property more commonly known as 3625 Independence Drive,
15 Fort Wayne, Indiana 46808;

16 WHEREAS, it appears that said petition should be pro-
17 cessed to final determination in accordance with the provisions
18 of said Division 6.

19 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
20 OF THE CITY OF FORT WAYNE, INDIANA:

21 SECTION 1. That, subject to the requirements of Section
22 4, below, the property hereinabove described is hereby designated
23 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
24 12.1. Said designation shall begin upon the effective date of
25 the Confirming Resolution referred to in Section 3 of this Resolu-
26 tion and shall continue for two (2) years thereafter. Said desig-
27 nation shall terminate at the end of that two (2) year period.

28 SECTION 2. That upon adoption of this Resolution:

29 (a) Said Resolution shall be filed with the Allen
30 County Assessor;

31 (b) Said Resolution shall be referred to the Committee
32 on Finance and shall also be referred to the De-
partment of Economic Development requesting a re-
commendation from said department concerning the
advisability of designating the above designated
area an "Economic Revitalization Area";

33 (c) Common Council shall publish notice in accordance
34 with I.C. 5-3-1 of the adoption and substance of

this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall only apply to a deduction of the assessed value of both real estate and personal property for new manufacturing equipment.

SECTION 4. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 5. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten (10) years.

SECTION 6. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

APPROVED AS TO FORM
AND LEGALITY

Bruce O. Boxberger, City Attorney

Councilmember

Read the first time in full and on motion by seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____, 19_____, at _____ o'clock _____.M.,E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by seconded by Henry, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

| | <u>AYES</u> | <u>NAYS</u> | <u>ABSTAINED</u> | <u>ABSENT</u> | <u>TO-WIT:</u> |
|--------------------|-------------|-------------|------------------|---------------|----------------|
| <u>TOTAL VOTES</u> | <u>8</u> | — | — | 1 | — |
| <u>BRADBURY</u> | — | — | — | ✓ | — |
| <u>BURNS</u> | ✓ | — | — | — | — |
| <u>EISBART</u> | ✓ | — | — | — | — |
| <u>GiaQUINTA</u> | ✓ | — | — | — | — |
| <u>HENRY</u> | ✓ | — | — | — | — |
| <u>REDD</u> | ✓ | — | — | — | — |
| <u>SCHMIDT</u> | ✓ | — | — | — | — |
| <u>STIER</u> | ✓ | — | — | — | — |
| <u>TALARICO</u> | ✓ | — | — | — | — |

DATE: 6-9-87

SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. Q-35-87 on the 9th day of June, 1987.

ATTEST:

(SEAL)

SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th day of June, 1987, at the hour of 11:30 o'clock 77.M.,E.S.T.

SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 16th day of June, 1987, at the hour of 3:00 o'clock 77.M.,E.S.T.

WIN MOSES, JR., MAYOR

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

Real Estate Improvements
 XX Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Striker Corporation

Address of Applicant's Principle Place of Business:
7th Floor, Paine Webber Building

803 South Calhoun Street

Fort Wayne, Indiana 46802

Phone Number of Applicant: (219) 432-6117

Street Address of Property Seeking Designation:
3625 Independence Drive

S.I.C. Code of Substantial User of Property: _____

B. PROJECT SUMMARY INFORMATION:

| | <u>YES</u> | <u>NO</u> |
|--|------------|-----------|
| Is the project site solely within the city limits of the City of Fort Wayne | <u>X</u> | — |
| Is the project site within the flood plain? | — | <u>X</u> |
| Is the project site within the rivergreenway area? | — | <u>X</u> |
| Is the project site within a Redevelopment Area? | — | <u>X</u> |
| Is the project site within a platted industrial park? | <u>X</u> | — |
| Is the project site within the designated downtown area? | — | <u>X</u> |
| Is the project site within the Urban Enterprise Zone? | — | <u>X</u> |
| Will the project have ready access to City Water? | <u>X</u> | — |
| Will the project have ready access to City Sewer? | <u>X</u> | — |
| Is any adverse environmental impact anticipated by reason of operation of the proposed project? | — | <u>X</u> |

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?
Warehousing and assembling of carriages, strollers and other juvenile products

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of structure(s) listed above? N/A

Current assessed value of Real Estate:

Land _____

Improvements _____

Total _____

What was amount of Total Property Taxes owed during the immediate past year? N/A for year 19 .

Give a brief description of the proposed improvements to be made to the real estate.

Construct 40,000 square foot office/manufacturing facility

Cost of Improvements: \$ 1,000,000.00

Development Time Frame:

When will physical aspects of improvements begin? June 15, 1987

When is completion expected? November 1, 1987

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: None at present

What was amount of Personal Property Taxes owed during the immediate past year? N/A for year 19 .
Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ Unknown at this time

Development Time Frame:

When will installation begin of new manufacturing equipment? December 1987
When is installation expected to be completed? January 1988

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 3

How many permanent jobs will be created as a result of this project?
75 to 100

Anticipated time frame for reaching employment level stated above?
one year

What is the nature of those jobs?
warehous, assembling & clerical

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

In what Township is project site located? Washington

In what Taxing District is project site located? Washington

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Dale E. Schipper

Phone Number of Contact Person (219) 432-6117

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

Signature of Applicant

Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

"ECONOMIC REVITALIZATION AREA"
PROCEDURE
FORT WAYNE, INDIANA

Applicant receives an application for designation of property as an "Economic Revitalization Area"

Application is completed and filed in office of Division of Economic Development; along with application fee

Application is reviewed and Economic Development recommendation is prepared

Law office prepares resolution to designate area and a resolution to confirm designation

Both resolutions are introduced to City Council

Resolution to confirm designation is sent to Committee on Finance

Resolution to designate area is approved

Applicant presents project to Committee on Finance

City Council holds a public hearing

City Council votes on Resolution to confirm designation

Applicant files for deduction of assessed value with County Auditor

County Auditor requests City Council to recommend period of deduction

Law office prepares Resolution for Entitled Deduction

Resolution is introduced to City Council and placed into Finance Committee

Applicant gives update report of project to Committee on Finance

City Council votes on Resolution for Entitled Deduction

Certified copy of Resolution is sent to County Auditor

CERTIFICATE OF SURVEY

OFFICE OF:

DONOVAN ENGINEERING

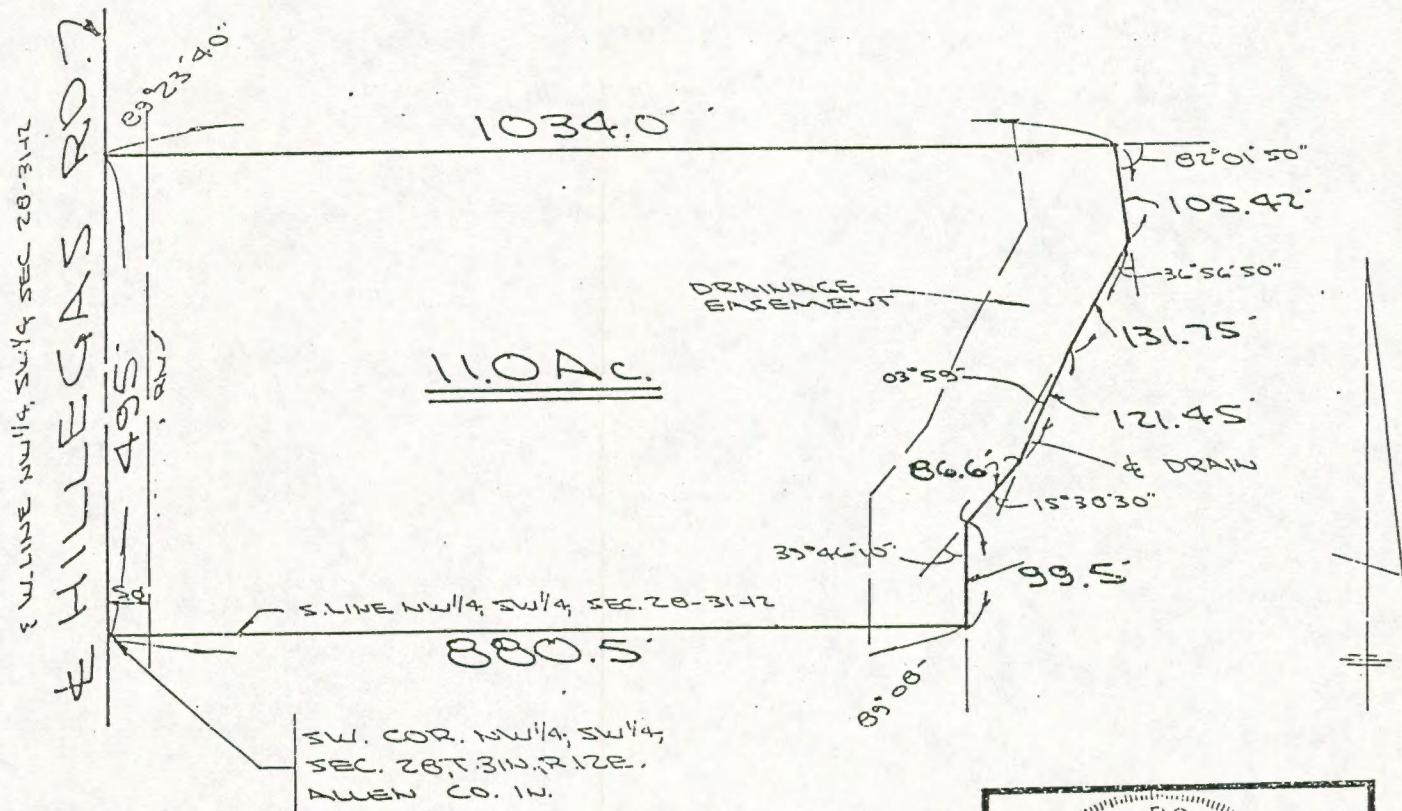
JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA
FRANCIS X. MUELLER P.L.S. No. 50193 INDIANA
GREGORY L. ROBERTS P.L.S. No. 50548 INDIANA
FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ~~Allen~~ County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: Part of the Northwest Quarter of the Southwest Quarter of Section 28, Township 31 North, Range 12 East, in Allen County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana; thence North along the West line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 28-31-12, a distance of 495.0 feet; thence East with a deflection angle to the right of 89 degr. 23 min. 40 sec. and parallel to the South line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 28-31-12, a distance of 1034.0 feet to the center of a legal drain; thence South with a deflection angle to the right of 82 degr. 01 min. 50 sec. along said centerline, a distance of 105.42 feet; thence Southwesterly with a deflection angle to the right of 36 degr. 56 min. 50 sec. along said centerline, a distance of 131.75 feet; thence Southwesterly with a deflection angle to the left of 03 degr. 59 min. along said centerline, a distance of 121.45 feet; thence Southwesterly with a deflection angle to the right of 15 degr. 38 min. 30 sec. along said centerline, a distance of 86.6 feet; thence South with a deflection angle to the left of 39 degr. 46 min. 10 sec. along said centerline, a distance of 99.50 feet to a point on the South line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 28-31-12; thence West with a deflection angle to the right of 89 dger. 08 min. along the South line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 28-31-12, a distance of 880.5 feet to the point of beginning, containing 11.0 acres, subject to road rights-of-way and easements.



NOTE: According to the FIA Flood Hazard Boundary Maps, part of the herein described real estate is located in a flood hazard area.

JOB FOR: CENTENNIAL DEV. CORP
KRAFT.

1" = 200'
5-7-87



1659

Admn. Appr.

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

Q-87-06-03

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3625 Independence Drive, Fort Wayne, Indiana 46808. (Striker Corporation, Petitioner).

EFFECT OF PASSAGE Construction of a 40,000 square foot office/manufacturing facility on property that is currently vacant, creating warehousing, assembling and clerical jobs for the community.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1,000,000.00+

ASSIGNED TO COMMITTEE (PRESIDENT)

BILL NO. R-87-06-03

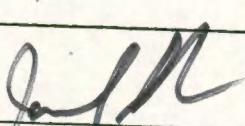
REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (ORDINANCE) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known
as 3625 Independence Drive, Fort Wayne, Indiana 46808 (Striker
Corporation, Petitioner)

HAVE HAD SAID XXXXXX (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)
(RESOLUTION)

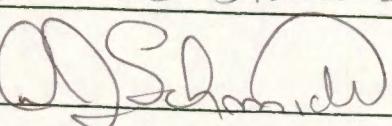
YES

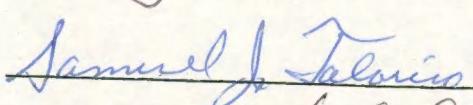
NO


BEN A. EISBART
CHAIRMAN


JAMES S. STIER
VICE CHAIRMAN


CHARLES B. REDD


DONALD J. SCHMIDT


SAMUEL J. TALARICO
CONCURRED IN 6-9-87

SANDRA E. KENNEDY
CITY CLERK